

hicks developments ltd  
building your perfect home

# Meadow View

WINNERSH



A beautiful development of 7  
four bedroom properties in Winnersh



# Meadow View

WINNERSH

A beautiful development of 7 four bedroom properties.

Meadow View is a development of 7 four bedroom houses situated in Winnersh, which is located approximately 3 miles west from Wokingham town centre and 5 miles east of Reading.

There are two stations within walking distance of Meadow View with direct links to London Waterloo or a connecting service via Reading to London Paddington.

Winnersh itself also features a Sainsburys supermarket and local centre, multi screen cinema, public house, post office and several local restaurants.

Primary and secondary education is provided in Winnersh itself with the Forest Secondary School within easy walking distance.

Wokingham, a popular market town, offers a multitude of shops, bars and restaurants.

Meadow View is situated opposite a footpath which enables direct walking access into Dinton Pastures Country Park with its lakeside walks, cafe and golf course.

The properties themselves are perfectly designed for family living and constructed by Woodley based developer Hicks Developments Ltd who have built several hundred properties in the Thames Valley over the last 40 years.



Plot 1

A four bedroom semi detached house with accommodation arranged over three floors including a 18' Kitchen/Breakfast Room, separate Utility, Study, Family Bathroom and two En-suite Shower Rooms and a large parking area.



- Living Room** 18'9" (5700) x 11'3" (3450)
- Kitchen/Breakfast Room** 18'9" (5750) x 13'3" (4050) Excl Bay
- Study** 9'6" (2900) x 6'6" (2000)
- Utility Room** 7'0" (2150) x 5'9" (1750)
- Bedroom 1** 10'9" (3300) x 8'0" (2450) Excl Wardrobes
- Bedroom 2** 12'9" (3950) x 8'9" (2700)
- Bedroom 3** 9'9" (2950) x 6'9" (2050)
- Bedroom 4** 15'0" (4500) x 11'0" (3400) Reduced headroom

Plot 1

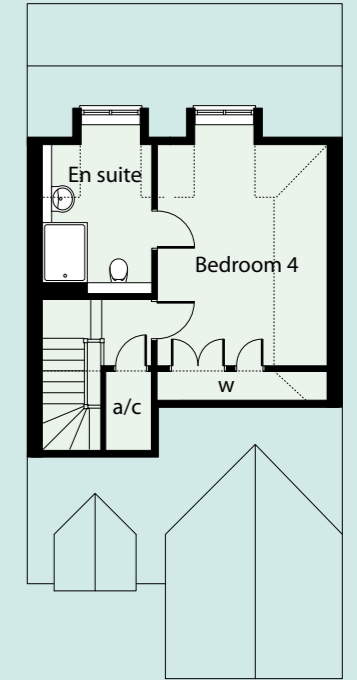
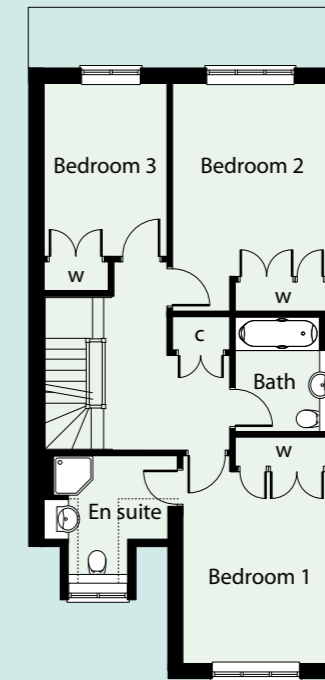
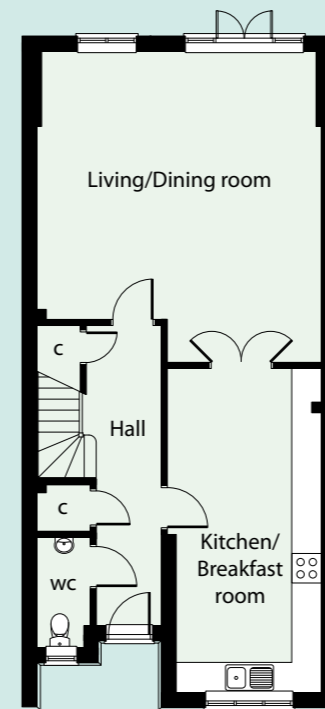


Plot 1

Plot 2

Plot 2

A four bedroom semi detached house with accommodation over three floors including a 21' Kitchen/Breakfast Room and large Lounge/Dining Room with French doors opening onto the rear garden, Family Bathroom and two En-suite Shower Rooms. There are two parking spaces to the front of the property.



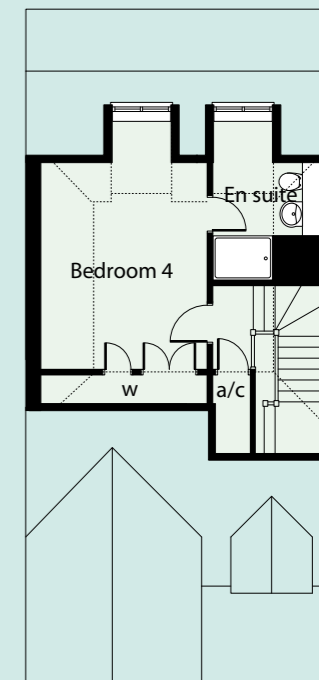
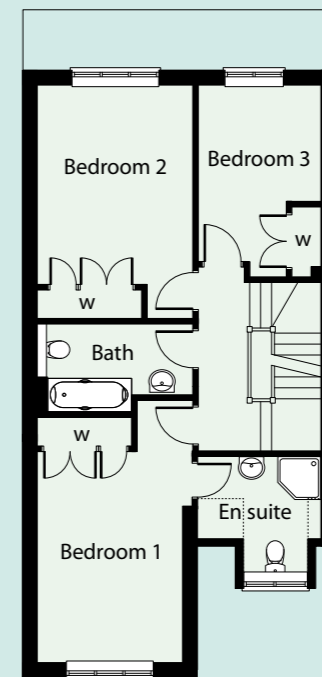
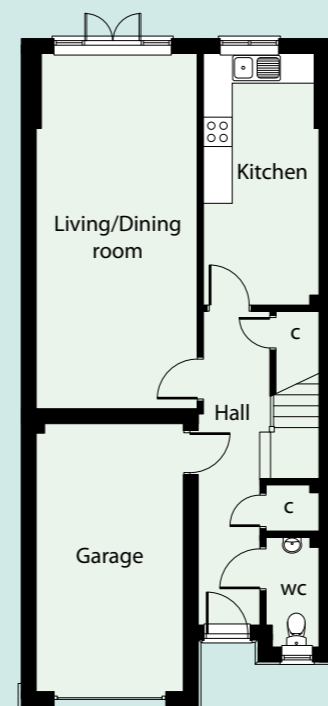
<b>Living Room/Dining Room</b>	20'3" (6200) x 18'9" (5700)
<b>Kitchen/Breakfast Room</b>	21'0" (6450) x 10'10" (3100)
<b>Bedroom 1</b>	10'9" (3300) x 8'0" (2450)
<b>Bedroom 2</b>	12'9" (3950) x 8'9" (2700)
<b>Bedroom 3</b>	9'9" (2950) x 6'9" (2050)
<b>Bedroom 4</b>	15'0" (4600) x 11'0" (3400) Reduced headroom

Plot 2



### Plot 3

A four bedroom detached house with brick and flint elevations and accommodation arranged over three floors including a 23' Lounge/Dining Room, Family Bathroom and two En-suite Shower Rooms, Integral Garage and driveway parking.



**Living Room/Dining Room** 23'6" (7200) x 10'9" (3250)

**Kitchen / Breakfast Room** 16'9" (5100) x 7'6" (2300)

**Bedroom 1** 14'0" (4300) x 9'6" (2950)

**Bedroom 2** 13'6" (4106) x 10'0" (3100) Excluding Wardrobes

**Bedroom 3** 11'0" (3350) x 8'0" (2450)

**Bedroom 4** 13'9" (4250) x 11'0" (3350) Reduced headroom

### Plot 3



Plot 4

A four bedroom semi detached property with accommodation arranged over two floors including a 21' Kitchen/Breakfast Room, large Lounge/Diner with French doors opening onto the rear garden. There are two parking spaces to the front of the property.



- Living Room/Dining Room** 23'0" (7000) x 16'9" (5150) Max
- Kitchen / Breakfast Room** 20'9" (6350) x 8'9" (2700) 17'6"
- Bedroom 1** 17'6" (5350) x 9'3" (2800)
- Bedroom 2** 10'0" (3100) x 9'6" (2950)
- Bedroom 3** 10'9" (3300) x 9'0" (2800)
- Bedroom 4** 9'3" (2800) x 6'9" (2100)

Plot 4



Plot 5

A four bedroom semi detached property with accommodation arranged over two floors including a 21' Kitchen/Breakfast Room, large Lounge/Diner with French doors opening onto the rear garden. There are two parking spaces to the front of the property.



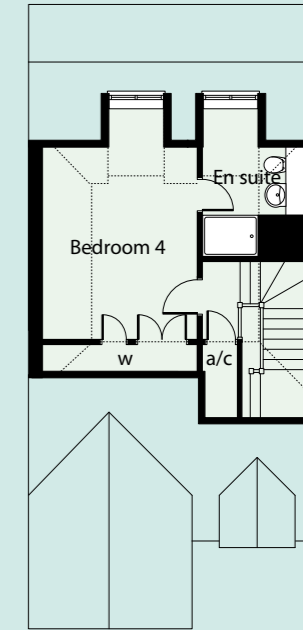
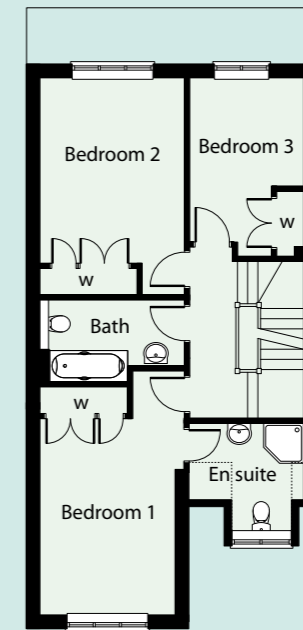
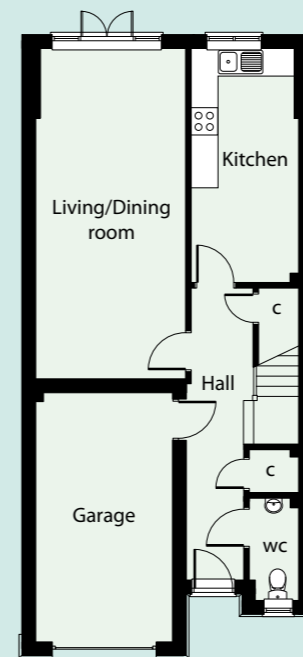
<b>Living Room/Dining Room</b>	23'0" (7000) x 16'9" (5150) Max
<b>Kitchen / Breakfast Room</b>	20'9" (6350) x 8'9" (2700) 17'6"
<b>Bedroom 1</b>	17'6" (5350) x 9'3" (2800)
<b>Bedroom 2</b>	10'0" (3100) x 9'6" (2950)
<b>Bedroom 3</b>	10'9" (3300) x 9'0" (2800)
<b>Bedroom 4</b>	9'3" (2800) x 6'9" (2100)

Plot 5



**Plot 6**

A four bedroom detached house with brick and flint elevations and accommodation arranged over three floors including a 23' Lounge/Dining Room, Family Bathroom and two En-suite Shower Rooms, Integral Garage and driveway parking.



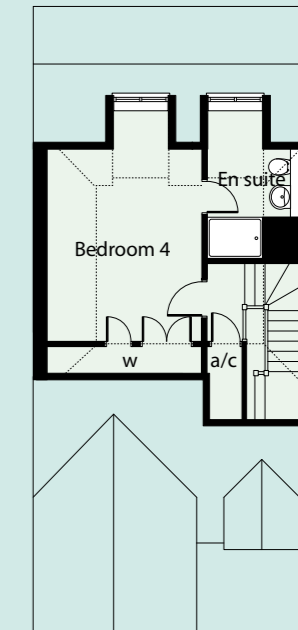
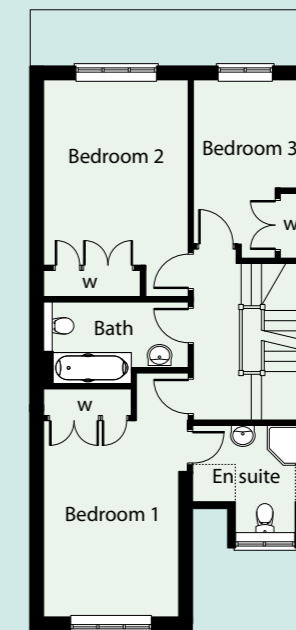
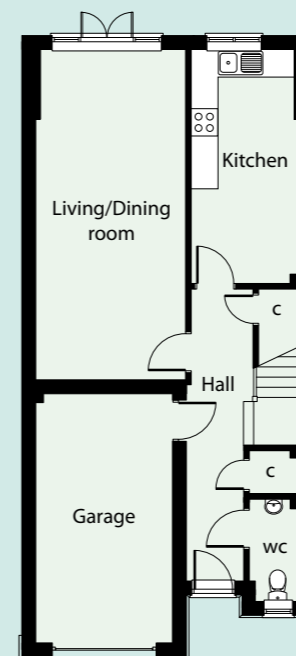
- Living Room/Dining Room** 23'6" (7200) x 10'9" (3250)
- Kitchen / Breakfast Room** 16'9" (5100) x 7'6" (2300)
- Bedroom 1** 14'0" (4300) x 9'6" (2950)
- Bedroom 2** 13'6" (4106) x 10'0" (3100) Excluding Wardrobes
- Bedroom 3** 11'0" (3350) x 8'0" (2450)
- Bedroom 4** 13'9" (4250) x 11'0" (3350) Reduced headroom

**Plot 6**



**Plot 7**

A four bedroom detached house with brick and tiled elevations and accommodation arranged over three floors including a 23' Lounge/Dining Room, Family Bathroom and two En-suite Shower Rooms, Integral Garage and driveway parking.



- Living Room/Dining Room** 23'6" (7200) x 10'9" (3250)
- Kitchen / Breakfast Room** 16'9" (5100) x 7'6" (2300)
- Bedroom 1** 14'0" (4300) x 9'6" (2950)
- Bedroom 2** 13'6" (4106) x 10'0" (3100) Excluding Wardrobes
- Bedroom 3** 11'0" (3350) x 8'0" (2450)
- Bedroom 4** 13'9" (4250) x 11'0" (3350) Reduced headroom

**Plot 7**

# Specification

## General

- 10 Year NHBC Warranty
- Gas radiator central heating
- Six panel white interior doors with chrome door furniture
- Chrome light switches and sockets to ground floor and first floor hallway
- TV and aerial points to Living Room, Kitchen and all Bedrooms
- UPVC low maintenance windows, fascia, soffit and barge boards
- Block paved driveways
- Turfed and landscaped front gardens, cleared and levelled rear gardens

## Kitchens

- Choice of high gloss, oak or walnut kitchen with granite work surfaces and upstands
- Integrated Neff appliances including oven, micro wave, dishwasher and fridge freezer
- Choice of ceramic floor and tiles to Kitchen/Family and Utility Room

## Bathrooms

- Roca bathrooms with chrome fittings
- Fully tiled walls and floors with choice of ceramic tiles
- Chrome ladder towel rails
- Low energy downlights

## Safety and Security

- Fully installed intruder alarm system
- Multi point lock system to entrance doors
- Window locks
- Mains operated smoke alarms

HICKS DEVELOPMENTS LTD

# Every project is individually designed to optimise it's own environment.

The Hicks Group has built several hundred high quality homes in the Thames Valley over the last 40 years.

As a group the company has the resources and expertise to undertake any sized project, but always cares for the individual requirements of every purchaser.

The properties range from flats to large houses, including many converted barns and listed buildings, but irrespective of the size of the development the common features are craftsmanship and attention to detail at every stage.

Hicks Joinery is also a group company enabling spectacular purpose-built joinery to be incorporated into the development.

High quality and customer service remain our key priorities and are reflected in the various Design Awards achieved by the Group since it was founded.

Current projects include homes under construction in Woodley, Winnersh, Emmer Green & Cholsey.

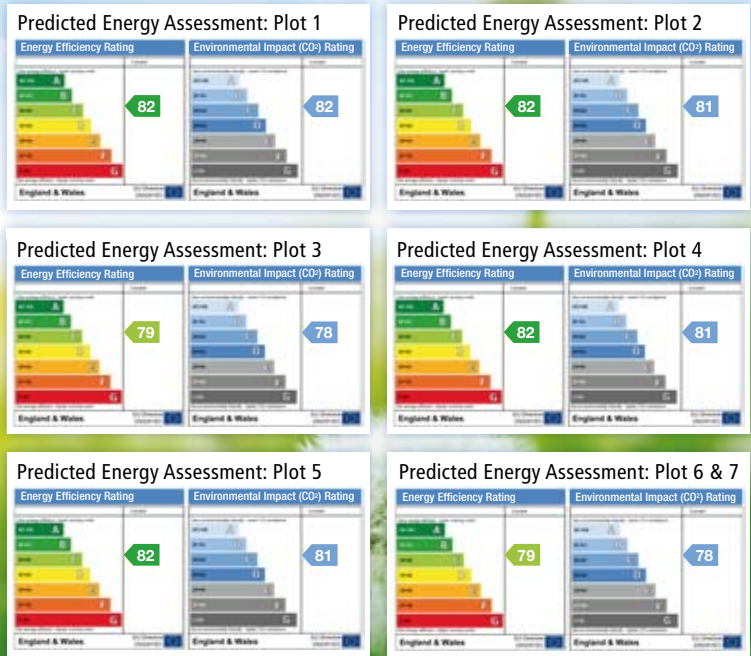


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Disclaimer: These details are intended to give a general indication of the proposed development and floor layout. All measurements are given in feet and inches + or - 3". The company reserves the right to alter any part of the development, specification or floor layout at any time to complete the works. All designs vary a little according to the plot and all details should be checked at the sales office. The contents herein shall not form any part of any contract or be a representation including any such contract. These properties are offered subject to availability.

Agents Note: These particulars are believed to be correct but do not form part of any contract; it is recommended that prospective purchasers make independent enquiries and seek specialist advice. The development name 'Meadow View' has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address name which is decided by the postal and local authorities. All photographs are for illustration purposes only.

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